

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

13/10-18 MINNIE STREET BRUNSWICK VIC 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$465,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$571,250

Property type

Unit

Suburb

Brunswick

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

18/10-18 MINNIE STREET BRUNSWICK VIC 3056	\$465,000	08-Jan-23
14/174-176 VICTORIA STREET BRUNSWICK VIC 3056	\$465,000	25-Mar-23
4/15 DE CARLE STREET BRUNSWICK VIC 3056	\$482,000	10-Mar-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 13 April 2023

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**18/10-18 MINNIE STREET
BRUNSWICK VIC 3056** 2  1  1

Sold Price

\$465,000 Sold Date **08-Jan-23**

Distance

0km**14/174-176 VICTORIA STREET
BRUNSWICK VIC 3056** 2  1  1

Sold Price

^{RS} **\$465,000** Sold Date **25-Mar-23**

Distance

0.36km**4/15 DE CARLE STREET
BRUNSWICK VIC 3056** 2  1  1

Sold Price

^{RS} **\$482,000** Sold Date **10-Mar-23**

Distance

1.15km**RS** = Recent sale**UN** = Undisclosed Sale

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